

PHARR MEDICAL COMPLEX

LEASE SPACE AVAILABLE

1002 W. Sam Houston Pharr, TX 78577



LEASE RATE

\$20.40 - \$21.00 PSF

Alejandro Adame

Associate

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RIO GRANDE VALLEY



PROPERTY DESCRIPTION

Explore the ideal space for both upscale and budget-conscious medical professionals in this second-generation spot. Boasting a flexible floor plan and move-in ready finish-out, these suites are perfectly tailored to meet your needs. With minimal buildout requirements, a swift move-in process is guaranteed, allowing your business to open its doors promptly. Situated in the heart of Pharr's bustling medical corridors, this location offers proximity to various conforming medical users and convenient access to South Texas Health Systems McAllen and Rio Grande Regional Hospital. The strategic placement, coupled with pylon signage, easy accessibility, and a thriving community with ample rooftops, positions this spot as your prime business location. Seize the opportunity to meet the growing demands of the medical industry.

PROPERTY HIGHLIGHTS

- Great, Central Location
- High Traffic
- Proximity to Hospitals

OFFERING SUMMARY

Lease Rate:	\$20.40 - 21.00 SF/yr (MG)
Number of Units:	2
Available SF:	1,660 - 3,018 SF
Lot Size:	1.55 Acres
Building Size:	24,089 SF

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 months
Total Space:	1,660 - 3,018 SF	Lease Rate:	\$20.40 - \$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1002 W. Sam Houston Ave, Ste 1	Available	1,660 SF	Modified Gross	\$21.00 SF/yr	Former pharmacy space available for lease.
1002 W. Sam Houston Ave, Ste 7	Available	3,018 SF	Modified Gross	\$20.40 SF/yr	Former day care center available for lease.

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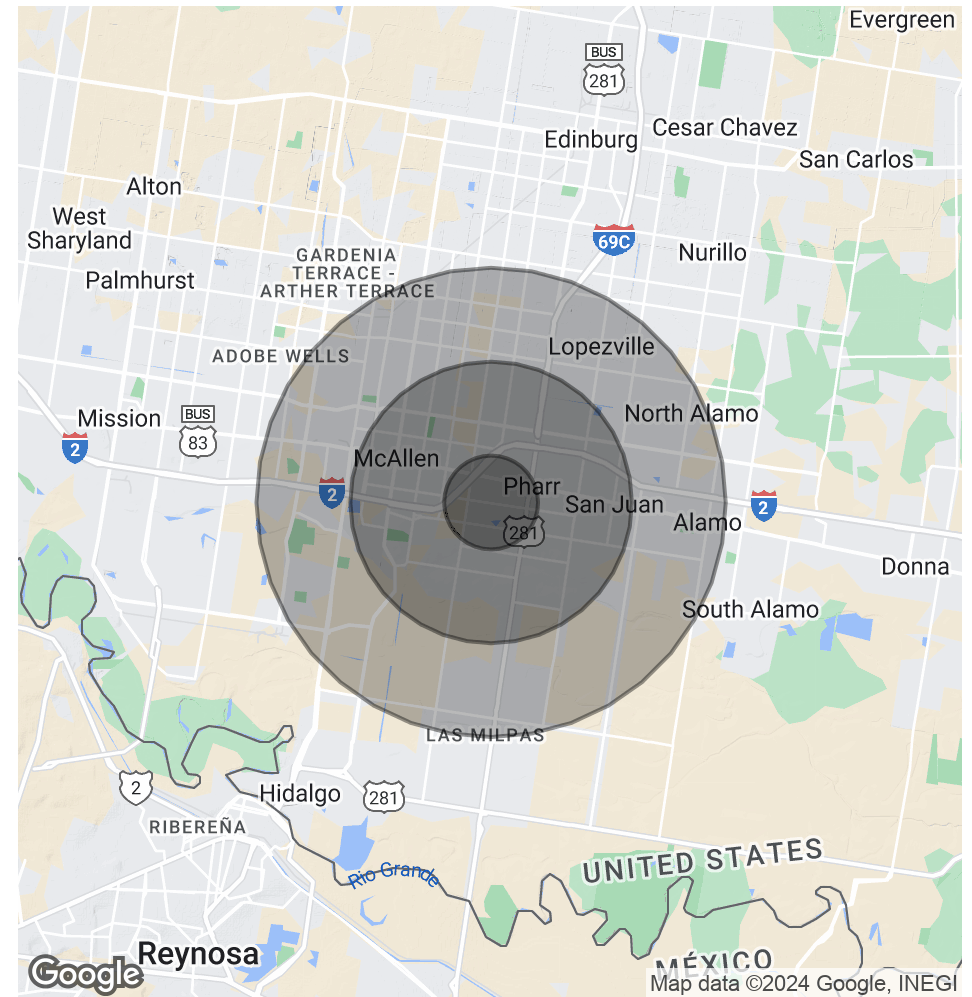


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,079	68,956	188,882
Average Age	31.8	31.6	29.9
Average Age (Male)	30.9	30	28.1
Average Age (Female)	34.5	33.3	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,609	22,021	56,999
# of Persons per HH	3.1	3.1	3.3
Average HH Income	\$42,588	\$47,199	\$48,100
Average House Value	\$89,981	\$106,790	\$102,519

* Demographic data derived from 2020 ACS - US Census



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